

## Study Area 10

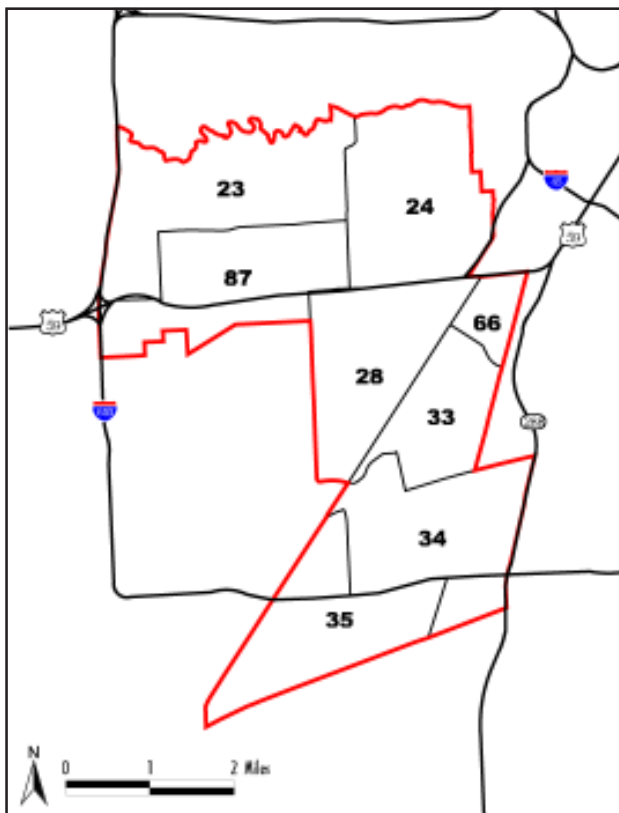
### Super Neighborhoods:

23 - Afton Oaks / River Oaks  
24 - Montrose  
28 - University Place  
33 - Medical Center Area  
34 - Astrodome Area  
35 - South Main  
66 - Binz  
87 - Greenway / Upper Kirby

### Characteristics

- Total Population: 97,243
- Population Density: 7.3 persons per acre
- Persons Per Household: 1.74
- Total Area: 13,376 acres (20.9 sq miles)
- Houston City Council Districts: G, D, H & C
- Houston Independent School District
- 7 Police Beats including bordering beats
- < 1% (average) of properties in long-term tax liens (homesteads not included)

### Super Neighborhoods in Study Area



### Location within City



## *Study Area 10 Super Neighborhood Descriptions*

**Afton Oaks/River Oaks Area** includes two of Houston's most prestigious upper-income neighborhoods. River Oaks and Afton Oaks were developed in the 1920s and after World War II, respectively. Many of Afton Oaks' original ranch-style homes are now being extensively renovated or replaced with much larger homes. Afton Oaks/River Oaks Area is conveniently located between Downtown and the Uptown/Galleria area. It also includes Post Oak Park, a mixed-use development in the northwest portion of the neighborhood. The area's garden apartments are now being replaced with luxury homes and townhouses as area land prices rise.

**Montrose** is an eclectic neighborhood where cottage housing exists side by side with burgeoning townhome developments, large luxury apartment complexes and older duplexes. Many of Houston's historic mansions are Avondale and Courtlandt Place areas. Expiring deed restrictions and development pressures of a fast-growing city led to the conversion of much of the area's finest homes to businesses. The area is populated with restaurants, bars and unique retail shops.

**University Place** is a group of neighborhoods surrounding Rice University. Some of the area's better neighborhoods are deed restricted and expensive, and include some of the city's finest homes, especially along the live oak esplanades of Sunset, North and South Boulevards. Proximity to the Texas Medical Center has led to intense redevelopment along Holcombe and Main, and on the site of the old Shamrock Hilton hotel. The Village shopping district and the blocks adjacent to Montrose Boulevard have a mix of uses with considerable redevelopment underway.

**Medical Center Area** includes the original campus of the Texas Medical Center, Hermann Park, and a fringe of private development. The Texas Medical Center has expanded its campus far beyond the original site north of Holcombe and east of Fannin, and has replaced the early restaurants and shopping centers on Main Street with high rise hotels, out-patient clinics and professional buildings. Hermann Park contains the city's zoo, amphitheater, and museum of natural history, and is bordered on the north by several high rise condominiums, a private hospital and a medical museum.

**The Astrodome Area** includes the commercial and residential developments which have located in what was a virtually empty part of south Houston before the opening of the Astrodome in 1965. The area lies south of South Braeswood Boulevard, extending to Loop 610 further to the south. Plaza Del Oro, a mixed use development by Shell Oil Company, comprises a few technical and medical office buildings and many apartments and condominiums. The majority of residential units in the area are multi-family or single-family attached.

**South Main Area** is along South Main Street on both sides of Loop 610 including the Astroworld, south of the Loop. Most of the residential development in the area consists of large multi-family complexes, some of which deteriorated in the 1980s. Currently, the South Main Center Association, a major institutional coalition, is an active participant in the Main Street Corridor Project, a public/private partnership to turn Main Street into Houston's signature boulevard.

**Binz** neighborhood north of Hermann Park is home to the majority of the City's museums. It is nestled between downtown and the Medical Center. The construction of Highway 288 in the 1970s effectively separated it from the Riverside area. Binz is a district of large homes, small apartment buildings and scattered commercial buildings. While many of the pre-World War II buildings have been renovated and some new residential construction has occurred, substantial redevelopment in the area has not taken hold.

**The Greenway/Upper Kirby Area** is located inside Loop 610, south of Westheimer Road. The area is a mixture of single and multi-family residential uses with office and commercial uses along major thoroughfares. The Southwest Freeway runs through the southernmost part of the area, which includes Greenway Plaza, a major activity and employment center. Kirby Drive, one of the major commercial thoroughfares, is undergoing transformation into an upscale restaurant and retail district.

## *Study Area 10 Overview*

- **Stable Population**

Population growth in this inner Loop area was slightly below that of the City with proportions of race/ethnic and age groups remaining largely unchanged. Though the population is beginning to diversify, Whites remained a clear majority and the number of Hispanic residents actually decreased. In addition, the study area has an unusually high proportion of working aged population and very low young (0-17 years) population.

- **Continued development activity and rising home values**

Study Area 10, including Montrose, River Oaks/Afton Oaks, Greenway/Upper Kirby, University Place and Medical Center, has seen significant development activity, particularly high income rental units. During the study period, 8,800 multifamily units were permitted and 3,245 single family units. Only 24% of all residential units are owner occupied. In addition, housing values here exceed the median for Houston (\$79,000). Major public and institutional investment in this area will continue to attract new development in the future.

- **Economic outlook continues to improve**

- ✓ *Educational attainment is unusually high*
- ✓ *Nearly a third of the population earned \$75,000 or more per year.*
- ✓ *The number of housing units increased 15%*
- ✓ *Average number of persons per household is very low*
- ✓ *Over 75% of the population is working age*
- ✓ *Light rail on Main Street will attract additional residential and commercial investment*

## Study Area 10 Demographics

### Population by Super Neighborhood

- **Greenway/Upper Kirby** had the largest (38%) change in population from 1990 to 2000 within Study Area 10
- **Montrose** has the largest share of population in Study Area 10

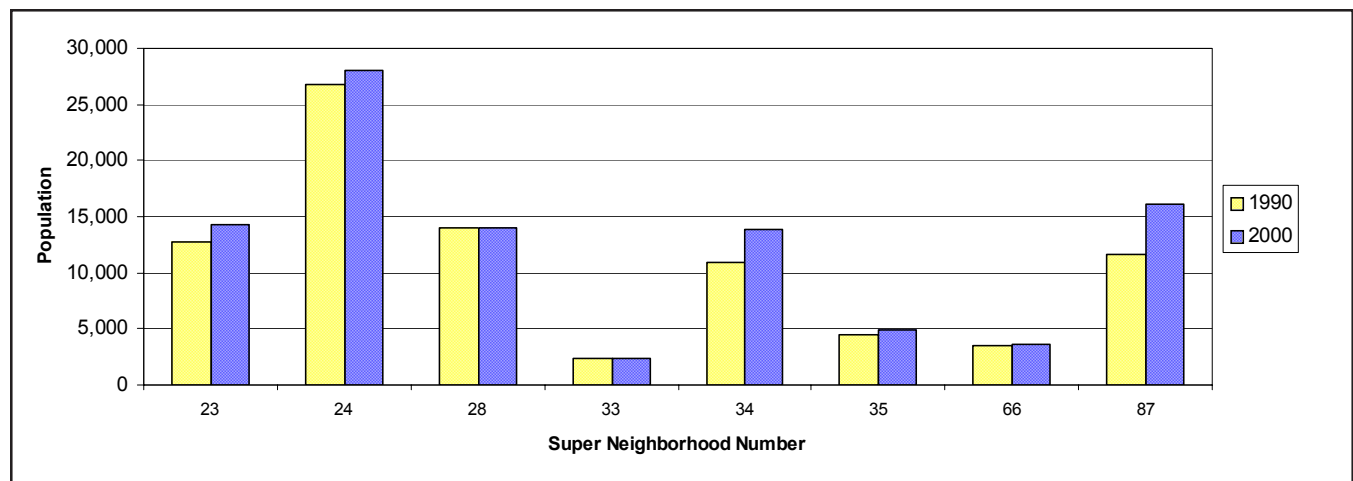
**Table 5.10.0.**  
**Population Change by Super Neighborhood (SN)**

Source: US Census Bureau

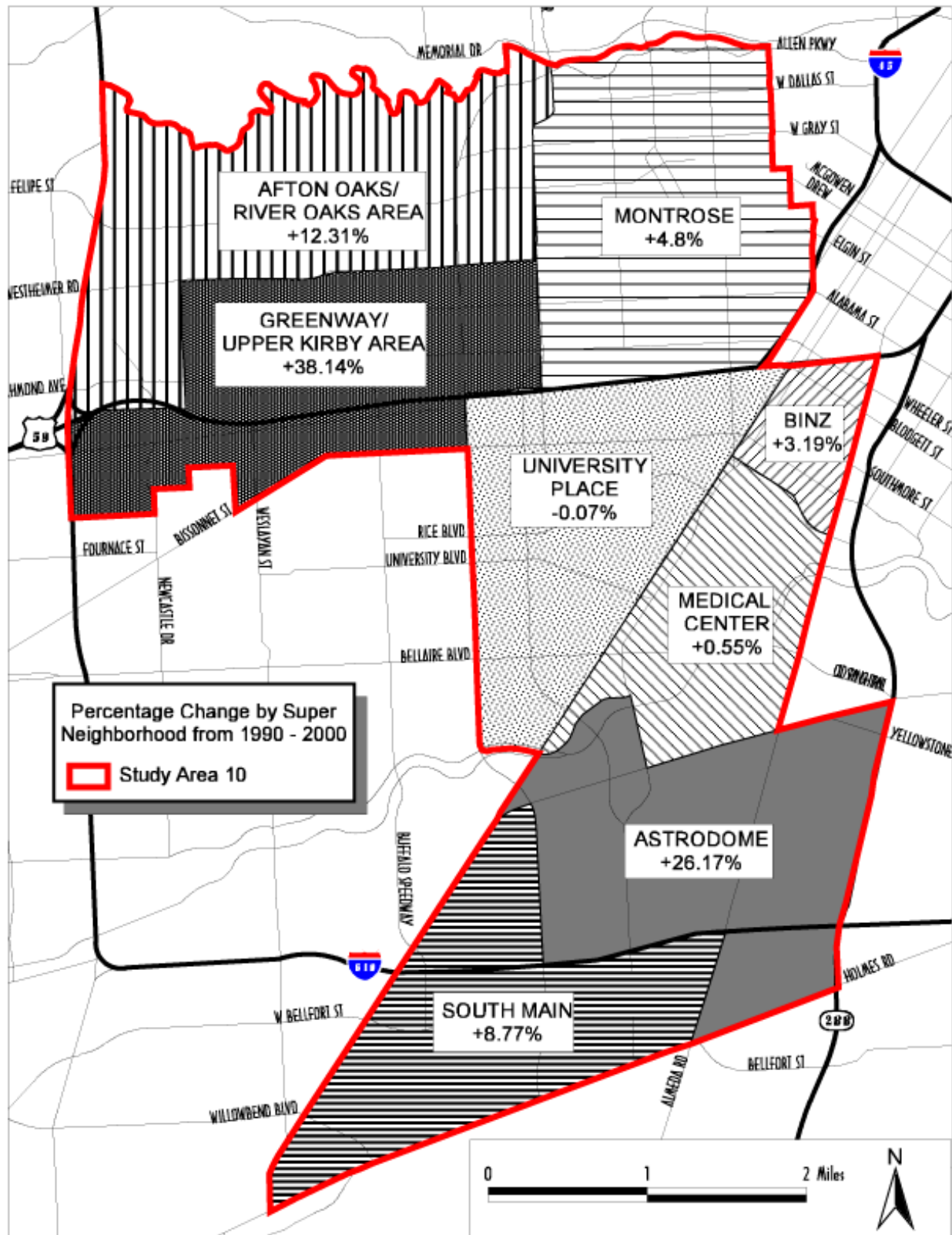
Super Neighborhood Name	SN#	1990	2000	# change	% change
Afton Oaks/River Oaks	23	12,744	14,313	1,569	12.3%
Montrose	24	26,733	28,015	1,282	4.8%
University Place	28	14,060	14,050	-10	-0.1%
Medical Center Area	33	2,345	2,358	13	0.6%
Astrodome Area	34	10,963	13,832	2,869	26.2%
South Main	35	4,458	4,849	391	8.8%
Binz	66	3,547	3,660	113	3.2%
Greenway/Upper Kirby	87	11,703	16,166	4,463	38.1%
<b>TOTAL</b>		<b>86,555</b>	<b>97,243</b>	<b>10,688</b>	<b>12.3%</b>

**Figure 5.10.0.**  
**Study Area 10 Population Change**

Source: US Census Bureau



## Study Area 10 Demographics



**Map 5.10.1. Population Change by Super Neighborhood 1990 - 2000**

Source Data: U. S. Census Bureau 1990-2000






# Study Area 10 Demographics






## Race and Ethnicity

- Study Area 10 registered a gain of 7% in White population as opposed to a City-wide loss of 16.5%
- Between 1990 and 2000, **Hispanics in the area declined by 4% as opposed to the City's 60% increase**
- The ethnic and racial makeup of Study Area 10 has remained almost identical in proportion between 1990 and 2000 with the exception of the growth in the Asian population
- Asian population increased by 103.1% (52% City-wide)
- Population change for Whites increased while their proportion of the total Study Area population decreased

**Table 5.10.1.**  
**Population by Race/Ethnicity**

Source: US Census Bureau

		Study Area 10		
		1990	2000	% change
White		60,563	64,752	6.9%
Black		8,783	10,121	15.2%
Hispanic		13,282	12,754	-4.0%
Asian		3,804	7,725	103.1%
Other		123	1,891	1,437.4%
<b>TOTAL</b>		<b>86,555</b>	<b>97,243</b>	<b>12.3%</b>

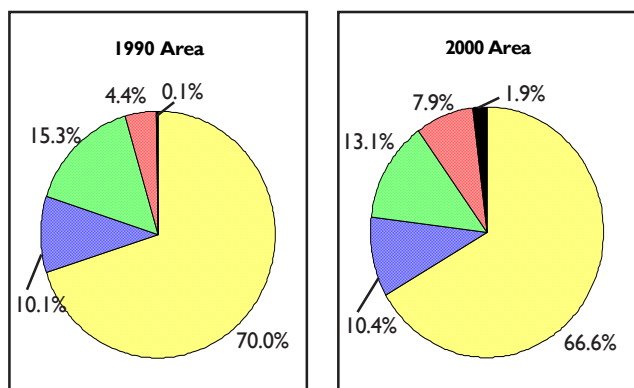
		City of Houston		
		1990	2000	% change
White		720,534	601,851	-16.5%
Black		455,297	487,851	7.2%
Hispanic		455,947	730,865	60.3%
Asian		70,145	106,620	52.0%
Other		3,361	26,444	686.8%
<b>TOTAL</b>		<b>1,705,284</b>	<b>1,953,631</b>	<b>14.6%</b>

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

**Figure 5.10.1.**  
**Population by Race/Ethnicity**

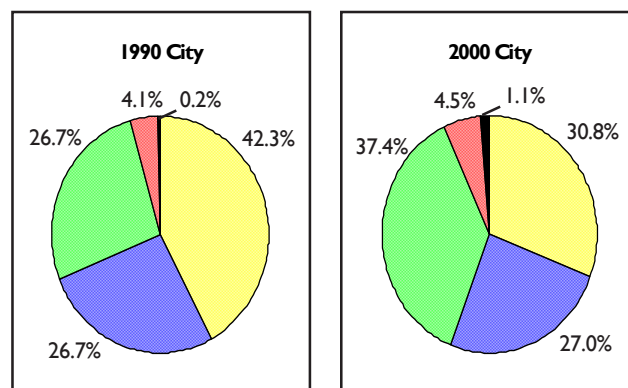
Source: US Census Bureau

**Study Area 10--percent of total**



Legend as shown above in Table 5.10.1

**City of Houston--percent of total**



Legend as shown above in Table 5.10.1





# Study Area 10 Demographics





## Gender and Age

- Large working age population
- More males than females - opposite City-wide proportions
- Far-below-average proportions of children and adolescents
- Number of small children and of seniors decreased

**Table 5.10.2.**  
**Population by Gender and Age**

Source: US Census Bureau

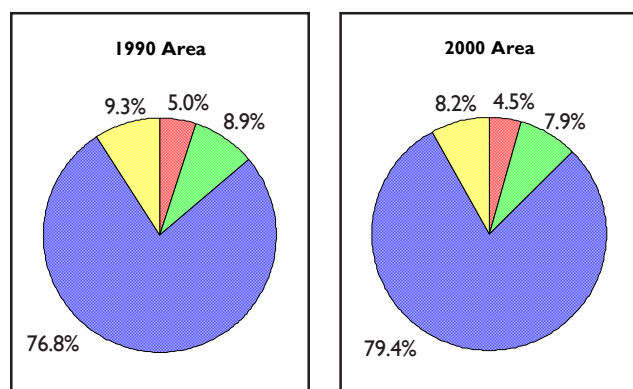
		Study Area 10		
		1990	2000	% change
Age 0-4		4,361	4,344	-0.4%
Age 5-17		7,664	7,730	0.9%
Age 18-64		66,501	77,204	16.1%
Age 65+		8,029	7,965	-0.8%
MALE		45,357	49,515	9.2%
FEMALE		41,198	47,728	15.8%
TOTAL		86,555	97,243	12.3%

		City of Houston		
		1990	2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

**Figure 5.10.2.**  
**Population by Gender and Age**

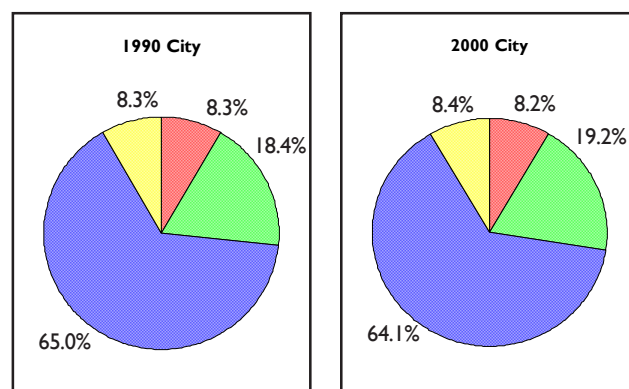
Source: US Census Bureau

**Study Area 10--percent of total**



Legend as shown above in Table 5.10.2

**City of Houston--percent of total**



Legend as shown above in Table 5.10.2



## Study Area 10 Demographics

### Educational Attainment

- Study Area with the highest percentage of persons with a Graduate Degree
- Second highest percentage of population 25+ with college degrees
- Lowest proportion with low educational attainment (high school diploma or less)

**Table 5.10.3.**  
**Population 25 and Over by Educational Attainment**

Source: US Census Bureau

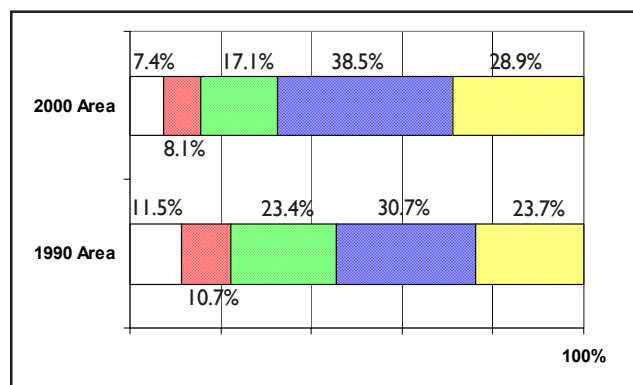
Study Area 10				
	1990	2000	% change	
No Diploma	7,283	5,324	-26.9%	
High School	6,809	5,862	-13.9%	
Some College	14,896	12,278	-17.6%	
Bachelor's	19,521	27,713	42.0%	
Grad/Prof.	15,096	20,761	37.5%	
<b>TOTAL</b>	<b>63,605</b>	<b>71,939</b>	<b>13.1%</b>	

City of Houston				
	1990	2000	% change	
No Diploma	263,458	355,445	34.9%	
High School	224,181	245,299	9.4%	
Some College	265,983	228,985	-13.9%	
Bachelor's	191,128	255,173	33.5%	
Grad/Prof.	92,288	116,252	26.0%	
<b>TOTAL</b>	<b>1,037,037</b>	<b>1,201,154</b>	<b>15.8%</b>	

**Figure 5.10.3.**  
**Population 25 and Over by Educational Attainment**

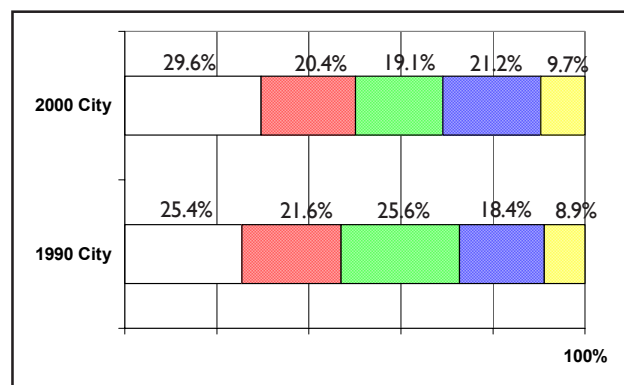
Source: US Census Bureau

#### Study Area 10--percent of total



Legend as shown above in Table 5.10.3

#### City of Houston--percent of total



Legend as shown above in Table 5.10.3



# Study Area 10 Demographics

## Housing and Households

- Higher than average proportion of renters
- Owner occupied units slowly increasing
- Total housing units increased more than City average
- Number of persons per household fell and remains considerably lower than City-wide

2000 Total Units	60,152
Single-family	25,722
Multi-family	34,421
Other	9

**Table 5.10.4. Household Characteristics**




Source: US Census Bureau




	Study Area 10		
	1990	2000	% change
<b>HOUSEHOLDS</b>	45,033	53,774	19.4%
<b>persons per HH</b>	1.80	1.74	-3.3%

	City of Houston		
	1990	2000	% change
<b>HOUSEHOLDS</b>	638,705	717,945	12.4%
<b>persons per HH</b>	2.60	2.67	2.7%

**Table 5.10.5. Housing Units by Tenure**

Source: US Census Bureau

	Study Area 10		
	1990	2000	% change
<b>Occupied</b>	45,033	53,774	19.4%
<b>Owner</b> 	13,060	17,230	31.9%
<b>Renter</b> 	31,973	36,544	14.3%
<b>Vacant</b> 	7,331	6,378	-13.0%
<b>TOTAL UNITS</b>	52,364	60,152	14.9%

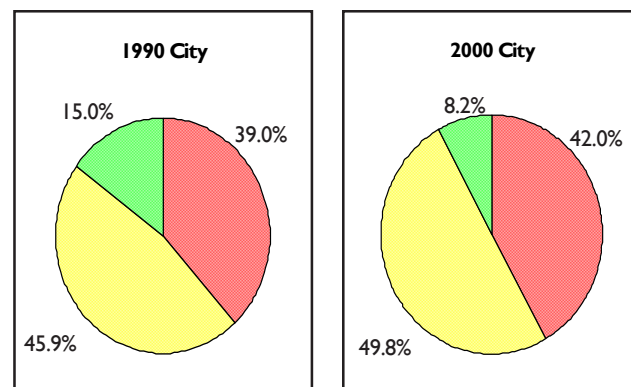
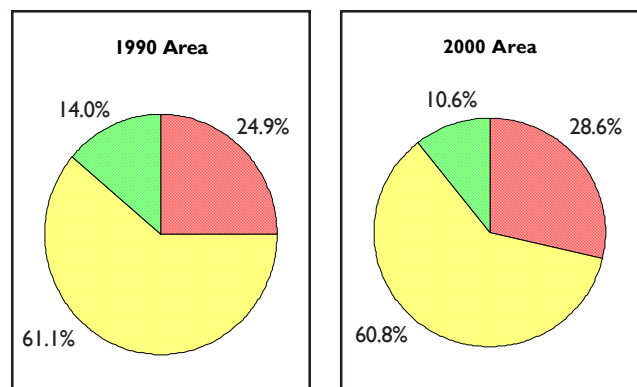
	City of Houston		
	1990	2000	% change
<b>Occupied</b>	638,705	717,945	12.4%
<b>Owner</b> 	293,355	328,741	12.1%
<b>Renter</b> 	345,350	389,204	12.7%
<b>Vacant</b> 	112,928	64,064	-43.3%
<b>TOTAL UNITS</b>	751,633	782,009	4.0%

**Figure 5.10.4. Housing Units by Tenure**

Source: US Census Bureau

**Study Area 10--percent of total**

**City of Houston--percent of total**



Legend as shown above in Table 5.10.5

Legend as shown above in Table 5.10.5

## Study Area 10 Demographics

### Household Income

- In the Study Area, the proportion of households with an income of \$15,000 or less dropped from 23.8% in 1990 to 14.0% in 2000 (slightly below the City averages of 27.1% and 18.4% respectively).
- Two of the Super Neighborhoods have unemployment rates comparable to the City (Medical Center and Binz). The remaining Super Neighborhoods had unemployment rates well below the City's while South Main has the highest with a rate of 10.3%.
- 4th Largest median income of all Study Areas; \$56,157
- Largest number of households with income over \$75,000
- Income growth greater than City average

**Table 5.10.6.**  
**Households by Household Income**

Source: US Census Bureau

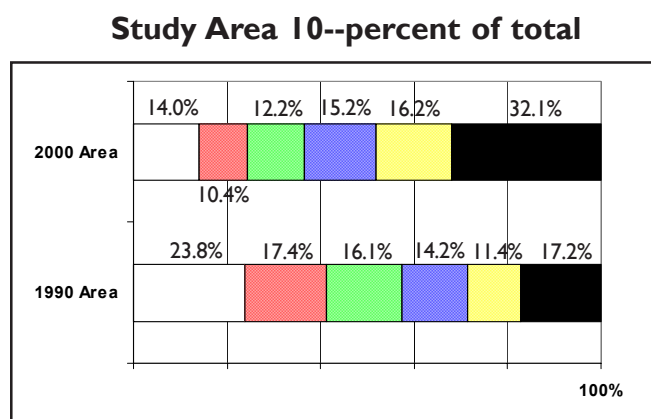
Study Area 10				
	1990	2000	% change	
< \$15K	10,991	7,297	-33.6%	
\$15K—\$25K	8,049	5,424	-32.6%	
\$25K—\$35K	7,455	6,394	-14.2%	
\$35K—\$50K	6,568	7,939	20.9%	
\$50K—\$75K	5,260	8,478	61.2%	
>\$75K	7,934	16,769	111.3%	
<b>TOTAL</b>	<b>46,258</b>	<b>52,301</b>	<b>13.1%</b>	

City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
<b>TOTAL</b>	<b>649,442</b>	<b>718,897</b>	<b>10.7%</b>	

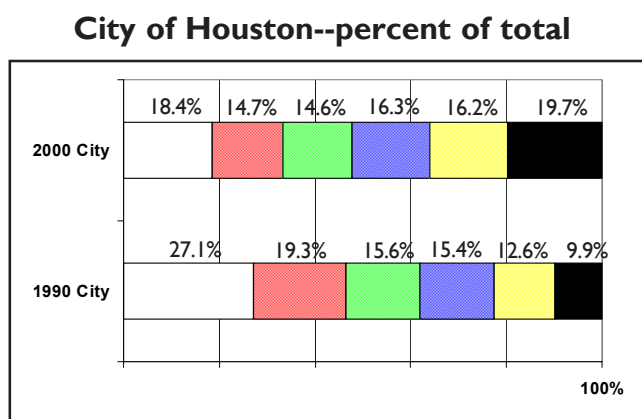
Note: The total number of households shown in this table is based on sample data.

**Figure 5.10.5.**  
**Households by Household Income**

Source: US Census Bureau



Legend as shown above in Table 5.10.6



Legend as shown above in Table 5.10.6

## Study Area 10 Land Use Patterns

- Constitutes only 3.5% of City land area but:  
7.9% of all Multi-family land  
12.1% of all office land

Study Area 10 is located inside Loop 610 south of Buffalo Bayou, extending south just beyond the southern portion of Loop 610. It encompasses 13,376 acres of land, of which more than 30% are residential uses. Concentrations of public and institutional growth are located here including Texas Medical Center, Hermann Park, Museum District, Rice University, Rice Village and Saint Thomas University.

**Single-family** residential constitutes about 21% of this area. The overwhelming majority of these parcels are located north of Brays Bayou. Single-family uses grew in the area by 6.4%, from 2,694 acres in 1990 to 2,864 acres in 2000. Between 1990 and 2000 new housing construction has tended to concentrate north of US 59 and west of Downtown.

**Multi-family** residential uses are about 9% of acreage in this Study Area, up by more than 30% from 889 acres in 1990 to 1,164 acres in 2000. Multi-family residential uses are located in the Reliant Park area, around Old Spanish Road, and toward the south. In the northern part

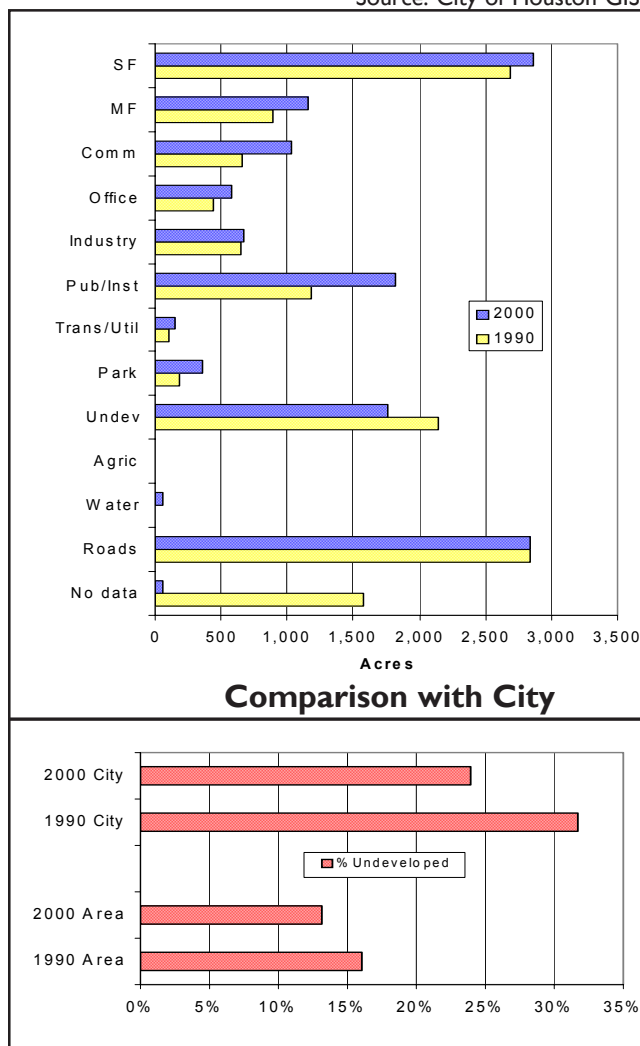
**Table 5.10.7. Acreage by Land-Use Category**

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 10			City of Houston		
	1990	2000	% change	1990	2000	% change
<b>Single-Family (SF)</b>	2,693.6	2,864.9	6.4%	75,587.9	79,800.7	5.6%
<b>Multi-Family (MF)</b>	888.9	1,163.5	30.9%	12,256.3	14,648.2	19.5%
<b>Commercial (Com)</b>	661.8	1,030.3	55.7%	12,281.1	15,386.2	25.3%
<b>Office</b>	446.1	582.7	30.6%	4,031.2	4,811.9	19.4%
<b>Industrial</b>	644.4	677.4	5.1%	21,361.8	25,762.2	20.6%
<b>Public/Institutional</b>	1,186.2	1,820.6	53.5%	13,341.7	20,061.5	50.4%
<b>Trans/Utilities</b>	100.3	149.0	48.6%	3,601.2	11,665.9	223.9%
<b>Parks/Open Space</b>	187.0	362.6	93.9%	1,460.2	32,089.7	2097.6%
<b>Undeveloped</b>	2,141.6	1,757.0	-18.0%	120,734.2	91,366.6	-24.3%
<b>Agricultural</b>	0.0	0.0	0.0%	5,751.2	10,017.4	74.2%
<b>Open Water</b>	0.0	63.0	—	1,226.7	13,905.4	1033.6%
<b>Roads</b>	2,844.5	2,844.5	0.0%	56,559.1	56,559.1	0.0%
<b>No Data</b>	1,581.9	60.7	-96.2%	52,355.0	4,472.8	-91.5%

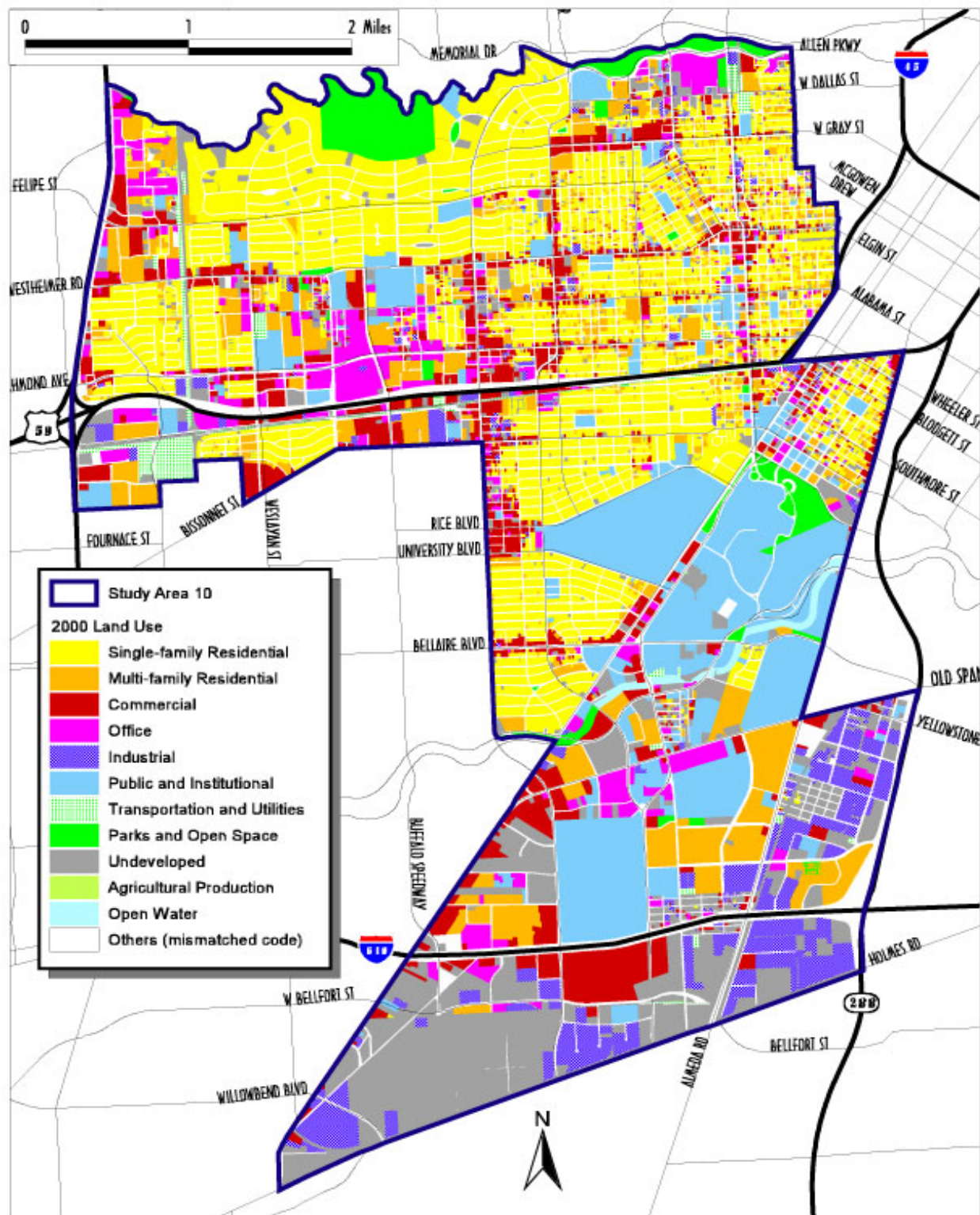
**Figure 5.10.6. Study Area 10 Land Use**

Source: City of Houston GIS



Source: City of Houston GIS

## Study Area 10 Demographics



**Map 5.10.2. Land Use 2000**

Source Data: Harris County Appraisal District (HCAD)



## *Study Area 10 Land Use Patterns*

of the Study Area, multi-family residential uses tend to concentrate in the northeast corner between Buffalo Bayou and Westheimer Road, and south of Westheimer between Wesleyan and Buffalo Speedway. Between 1990 and 2000 apartment construction grew considerably. Almost 8,600 units were built in the decade, showing the highest growth in multi-family units, second only to Study Area 7, which contains the Galleria. Apartment buildings and condominiums were built mainly north of the Brays Bayou, and in even greater numbers, north of US 59.

**Commercial and Office** land uses cover slightly more than 12% of the land. Commercial land accounted for 7.7% in 2000. With sizable concentrations of development located along Kirby Drive, US 59, Richmond Ave., Westheimer Road, and Bissonet St., in the northern portion of the Study Area; also along South Main St., Bellaire Blvd, Old Spanish Trail and south of Loop 610 in the southern portion. Office uses cluster in Greenway Plaza and the Medical Center and also on Allen Parkway in the vicinity of Montrose, and north of Reliant Park. Commercial land uses expanded from 661 acres in 1990 to 1,030 acres in 2000, and office increased from 446 to 583 acres in the same period. Although most of the growth shown in the 2000 map reflects mismatched information and reclassification of the 1990 land use data, commercial and office land have been growing. Some industrial and residential parcels have been converted into commercial uses, especially along Montrose and South Main in Midtown. New commercial and office development are also increasing along the major thoroughfares and in the already established areas.

**Industrial** uses have expanded slowly, from 644 acres in 1990 to 677 acres in 2000. In 2000, industrial uses covered 5% of the land, located primarily in the southern portion of the Study Area, more specifically south of Old Spanish Trail between SH 288 and Almeda Rd., and south of Loop 610. Part of the growth in the last decade is due to use of vacant land, and part is due to data reclassification. New warehouse development is increasing south of Old Spanish Road.

**Transportation and utilities** make up 11% of the land in the Study Area. The largest concentration of this land is located in the vicinity of the intersection of US 59 and Loop 610.

**Parks and open space** occupy 2.7% of the land in the study area including Hermann Park and linear parks along the Brays and Buffalo Bayous. Most of the increase from 1990 to 2000 is the result of reclassification of land along Buffalo and Brays Bayous.

**Public and institutional** uses account for 13.6% of the total land, about 1,800 acres, the largest amount of any Study Area. Public and institutional land is concentrated along South Main and includes the Texas Medical Center, Rice University, Museum District and Reliant Park. To the north of US 59 and to the west of Montrose is located Saint Thomas University. Between 1990 and 2000 several major institutional projects have been completed or are in construction: the Texas Medical Center added two new hospitals and parking garage; two new museums were built, including the MFA expansion; The University of Saint Thomas added a new science building and a chapel; and Rice University added a new residence for students.

**Vacant** land accounts for about 13% of the land in the Study Area. Vacant land decreased from 2,141 acres in 1990 to 1,757 acres in 2000. Vacant parcels are mainly located south of the Texas Medical Center, between South Main Street and Holmes Road. Vacant land has decreased mostly because of growth in institutional uses and park space.

**Roads** cover 21.3% of the area, higher than the city-wide figure of 15%. Major roads crossing the Study Area include US 59 in the north, Loop 610 in the south and SH 288 on the eastern boundary. Other important roads are South Main Street and Fannin, which will include a light rail line running from Downtown to Reliant Park.

## Study Area 10 2000 Basic Demographics\*

**Table 5.10.8.**  
**2000 Demographics by Super Neighborhood**

	Super Neighborhood			
	AFTON OAKS RIVER OAKS AREA #23	MONTROSE #24	UNIVERSITY PLACE #28	MEDICAL CENTER AREA #33
<b>Total Population</b>	<b>14,313</b>	<b>28,015</b>	<b>14,050</b>	<b>2,358</b>
White	85.7 %	67.6 %	83.7 %	47.1 %
Black	1.7 %	3.6 %	1.8 %	8.1 %
Hispanic	8.1 %	23.2 %	6.7 %	9.5 %
Asian**	2.9 %	3.8 %	6.0 %	33.2 %
Other	1.5 %	1.7 %	1.8 %	2.0 %
<b>Educational Attainment</b>				
<b>Persons 25 years and over</b>	<b>11,320</b>	<b>21,976</b>	<b>9,842</b>	<b>1,964</b>
No High School Diploma	3.5 %	13.1 %	2.4 %	10.7 %
High School Diploma & higher	96.5 %	86.9 %	97.6 %	89.3 %
<b>Household Income</b>				
<b>Total Households</b>	<b>7,454</b>	<b>16,300</b>	<b>6,482</b>	<b>985</b>
Below \$25,000	11.3 %	28.0 %	18.1 %	32.4 %
Above \$25,000	88.7 %	72.0 %	81.9 %	67.6 %
<b>Labor Force</b>				
<b>Persons 16 and over</b>	<b>8,657</b>	<b>20,321</b>	<b>8,755</b>	<b>1,213</b>
Employed	97.6 %	96.4 %	95.3 %	93.0 %
Unemployed	2.4 %	3.6 %	4.7 %	7.0 %
<b>Housing</b>				
<b>Total Occupied Units</b>	<b>7,401</b>	<b>16,239</b>	<b>6,538</b>	<b>1,061</b>
Owner Occupied	51.7 %	29.7 %	55.4 %	34.6 %
Renter Occupied	48.3 %	70.3 %	44.6 %	65.4 %

	Super Neighborhood				Study Area 10 Total
	ASTRODOME AREA #34	SOUTH MAIN #35	BINZ #66	GREENWAY UPPER KIRBY AREA #87	
<b>Total Population</b>	<b>13,832</b>	<b>4,849</b>	<b>3,660</b>	<b>16,166</b>	<b>97,243</b>
White	41.5 %	10.0 %	31.7 %	82.3 %	66.6 %
Black	20.0 %	73.3 %	46.1 %	2.5 %	10.4 %
Hispanic	9.5 %	9.9 %	18.1 %	9.0 %	13.1 %
Asian**	25.6 %	4.4 %	2.8 %	4.7 %	7.9 %
Other	3.4 %	2.4 %	1.4 %	1.5 %	1.9 %
<b>Educational Attainment</b>					
<b>Persons 25 years and over</b>	<b>7,884</b>	<b>3,001</b>	<b>2,704</b>	<b>13,247</b>	<b>71,939</b>
No High School Diploma	1.1 %	13.9 %	25.7 %	3.0 %	9.2 %
High School Diploma & higher	98.9 %	86.1 %	74.3 %	97.0 %	90.8 %
<b>Household Income</b>					
<b>Total Households</b>	<b>6,555</b>	<b>2,447</b>	<b>1,570</b>	<b>10,507</b>	<b>52,301</b>
Below \$25,000	32.4 %	40.5 %	35.2 %	20.5 %	27.3 %
Above \$25,000	67.6 %	59.5 %	64.8 %	79.5 %	72.7 %
<b>Labor Force</b>					
<b>Persons 16 and over</b>	<b>7,015</b>	<b>2,870</b>	<b>2,003</b>	<b>11,656</b>	<b>62,491</b>
Employed	98.1 %	89.7 %	92.6 %	98.3 %	95.1 %
Unemployed	1.9 %	10.3 %	7.4 %	1.7 %	4.9 %
<b>Housing</b>					
<b>Total Occupied Units</b>	<b>7,878</b>	<b>2,573</b>	<b>1,575</b>	<b>10,509</b>	<b>53,774</b>
Owner Occupied	17.9 %	8.3 %	25.3 %	24.5 %	30.9 %
Renter Occupied	82.1 %	91.7 %	74.7 %	75.5 %	69.1 %

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: \* Data at this level is not available for 1990 based on Super Neighborhood boundaries.

\*\* Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander